



**B2, 44, BRISBANE
STREET, GREENOCK, PA16 8NP**



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ESTATE AGENTS



Description

Set within an attractive blonde sandstone West End property this two bedroom plus home office/dressing room GARDEN FLAT is a character filled home offering a flexible layout. A particular benefit are the French doors providing direct access to the communal rear garden and drying green. The interior has been freshly decorated and offers an ideal starter home or rental investment opportunity.

Lies convenient for local amenities and transport facilities including Greenock West railway station with a frequent service to Glasgow. Specification includes: gas central heating and double glazing.

The impressive apartments comprise: Reception Hallway by double glazed door and inbuilt cupboard. There is a bright and spacious south facing three light bay windowed Lounge featuring ornate cornicing. The Kitchen is on open plan with the lounge and offers fitted units, oak effect work surfaces and matching splashback. Appliances include: stainless steel chimney extractor hood, gas hob and electric oven.

There are two double sized Bedrooms. The front facing 1st bedroom is a generous sized room. Bedroom 2 features French doors leading to the rear garden and also gives access to an additional room which could be used as a home office, dressing room or converted into an ensuite shower room (subject to requisite permissions being granted). The Shower Room comprises : pedestal wash hand basin, wc and shower cubicle. Additional benefits include: partial wall tiling, chrome style heated towel rail and decorative panelled ceiling with downlighters.

Viewing is highly recommended for this impressive West End home. EPC = C.

Measurements

Hallway

Lounge
4.42m x 6.86m (14'6 x 22'6)

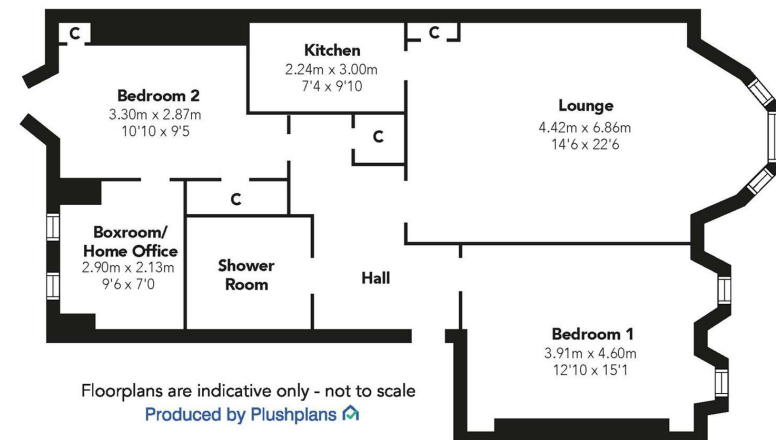
Kitchen
2.24m x 3.00m (7'4 x 9'10)

Bedroom 1
3.91m x 4.60m (12'10 x 15'1)

Bedroom 2
3.30m x 2.87m (10'10 x 9'5)

Boxroom/Home Office
2.90m x 2.13m (9'6 x 7'0)

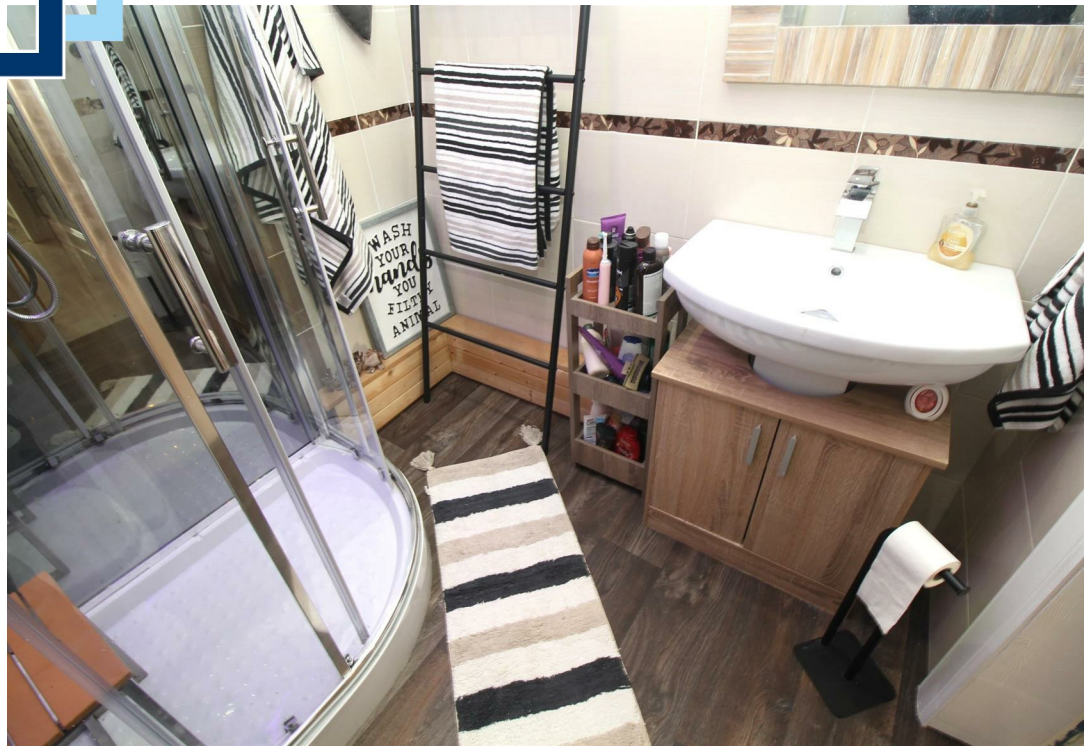
Shower Room













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